

PRIVATELY MAINTAINED ROADS AGREEMENT

This Agreement, made and entered into this ____ day of _____, 20__, by and between _____
(hereinafter called "**Developer**"); and **THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, a body politic (hereinafter called "**Board** ").

WHEREAS, in consideration of the approval by the Board of the plat, plans, and profiles of the subdivision/site plan known as " _____ ", designated as County application number CPAP/STPL _____, and any and all revisions thereof however such revisions may be redesignated (the "**Plans**"), and the Board not requiring the following work to be completed prior to the approval and/or recordation of the plat of said subdivision/site plan, the Developer, its successors and assigns agrees to do the following work within _____ months from the date hereof:

1. To construct all physical improvements in accordance with the Plans and applicable provisions of the Loudoun County Subdivision and Zoning Ordinances governing such Plans (with Ordinances to take precedence over Plans in the event of conflict), including, but not limited to, the placement of survey monuments, the construction of an adequate storm drainage system both on the subject property and on adjacent properties as needed, the construction of streets and roads in accordance with current standards of the Board, and the submission of as-built plans for all such public improvements; and

2. To provide adequate supervision on the project site during the installation of all required improvements and a responsible superintendent or foreman together with one (1) set of approved Plans on the project site at all times when work is being performed; and

3. To construct the improvements in such a manner that they will be reasonably acceptable to the applicable property owners' Association for operation and maintenance, to make prompt application to the Board and the Association for acceptance of such improvements, and diligently to pursue and carry out all actions reasonably necessary to achieve such acceptance.

4. To maintain dust control on the project site at all times; and

5. To provide for the adequate control of erosion and sedimentation by temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction; and

6. To provide and maintain convenient, safe, unobstructed, all-weather access to those premises which are occupied by owners or occupants other than the Developer or its agents, until such premises are accessible via the private streets that have been built in accordance with the Plans as approved by the Board and accepted for maintenance and operation as set forth below, and promptly to repair any deterioration or damage to completed work for which partial but not complete reduction in the amount of the security has been approved; and

7. To perform all overlot grading in accordance with approved Plans; and

8. To install all traffic warning and regulatory signs and devices required by the approved Plans during construction and to maintain said signs and devices in an operable condition until streets are accepted for maintenance and operation by the applicable property Owners' Association or subsequent owners of all the property abutting the streets or the Board is otherwise satisfied regarding the provisions for permanent maintenance. All traffic signs shall be kept in proper position, clean, and legible at all times. Damaged signs shall be replaced

immediately. Special care shall be taken to see that weeds, shrubbery, construction materials, and snow are not allowed to obscure the face of any sign; and

9. To maintain control on the project site at all times so that mud is not tracked out of the project by vehicle tires and deposited on adjacent streets of the state system, or such other streets as may be adjacent to the project site.

10. To completely control and prevent any untreated stormwater from discharging from any stormwater management facility installed or constructed on the property.

11. (a) For any stormwater management facility subject to §1096.02(b)(1)A of the Codified Ordinances of Loudoun County, as amended (including but not limited to wet ponds), when such facility is determined by the County to be substantially complete and no longer serving an erosion and sediment control function, Developer shall request a separate construction inspection by the County for such facility, and shall promptly repair any deficiency in construction noted by the County during such inspection. Failure to make such repairs within thirty (30) days after such inspection shall be a default under this Agreement. Upon receiving final inspection approval from the County for such facility, the Developer shall enter, execute, and record a Stormwater Maintenance Agreement pursuant to §1096.02(b)(1)A with respect to such stormwater management facility.

(b) For any stormwater management facility subject to §1096.02(b)(1)B of the Codified Ordinances of Loudoun County, as amended (including but not limited to manufactured filtration devices), prior to the removal of any inlet protections, Developer shall request a separate construction inspection by the County for such facility, and shall promptly repair any deficiency in construction noted by the County during such inspection. Failure to make such repairs within thirty (30) days after such inspection shall be a default under this Agreement.

Upon receiving final inspection approval from the County for such facility, the Developer shall enter, execute, and record a Facilities Maintenance Performance Agreement pursuant to §1096.02(b)(1)B with respect to such stormwater management facilities.

(c) For any stormwater management facility not subject to subparagraphs (a) or (b) above (including but not limited to dry ponds), when such facility is determined by the County to be substantially complete, Developer shall request a separate construction inspection by the County for such facility, and shall promptly repair any deficiency in construction noted by the County during such inspection. Failure to make such repairs within thirty (30) days after such inspection shall be a default under this Agreement. Upon receiving final inspection approval from the County for such facility, the Developer shall submit a Latent Defect and Indemnification Agreement and Bond to the County with respect to such facility in accordance with Section 8.305.F of the Facilities Standards Manual, in a bond amount equal to no less than five (5) percent of the construction cost for the facility.

(d) After either a Stormwater Maintenance Agreement or a Latent Defect and Indemnification Agreement and Bond pursuant to subparagraph (a) or (c) above has been accepted by the County, thereafter, the County shall be responsible for maintenance and repair of the facility that is the subject of such agreement in accordance with the Stormwater Management Ordinance Chapter 1096, and no deficiency in the construction of said facility shall prevent the release of this Privately Maintained Roads Agreement and the security furnished herewith.

12. It is agreed and understood that final approval of completed work can only be given by the Director of Building and Development of Loudoun County, Virginia.

13. It is agreed and understood that in the event the Developer shall default in its obligations under this Agreement and it becomes necessary for the Board to institute legal

proceedings to enforce compliance with said obligations or to obtain reimbursement for costs incurred in fulfilling said obligations on behalf of the Developer, the Developer shall pay all reasonable attorneys' fees and all other costs that may reasonably be incurred.

[14. Developer hereby agrees to provide security in the form of a cash escrow deposit in the amount of \$_____, which funds are to be made available to the Board upon default or breach of any of the terms and conditions of this Agreement by the Developer. The said deposit is delivered herewith by certified check or cashiers check (issued by a bank satisfactory to the County), receipt of which is hereby acknowledged by the Board. Such amount shall be placed in an escrow account with the Treasurer of Loudoun County until drawn upon by the Board or returned to Developer as provided herein and in the Bonding Policy of Loudoun County, Virginia. All interest accruing on this account shall be paid to the same party to whom the principal is paid, except that, in any event, five percent (5%) of any interest accrued may be retained by the Treasurer to cover the cost of administering the account. The Developer hereby ratifies and reaffirms its agreement that the said funds deposited as cash escrow are available to the Board on default of this Agreement. This paragraph shall not be construed in any manner as a waiver of any right of the Board to enforce the obligations of this Agreement against the Developer, its successors and assigns.]

OR

[14. Developer hereby agrees to provide security in the form of a [Letter of Credit] [Corporate Surety Bond] in the amount of \$_____, which funds are to be made available to the Board upon default or breach of any of the terms and conditions of this Agreement by the Developer. Such [Bond] [Letter of Credit] Numbered _____ is attached hereto and made a part hereof, and the Developer hereby ratifies and reaffirms its

agreement that the said funds represented by the [Bond] [Letter of Credit] are available to the Board on default of this Agreement. This paragraph shall not be construed in any manner as a waiver of any right of the Board to enforce the obligations of this Agreement against the Developer, its successors and assigns.]

[14A. Developer acknowledges that the aforesaid security amount is a reduced amount equal to approximately _____ percent of the approved Bond Estimate for the Plans and has been accepted by the County at such reduced amount pursuant to the privilege extended for site plan bonding published by the Director under Section 8.304 of the Facilities Standards Manual. In consideration therefore, (a) Developer hereby waives and releases any and all right to partial security release (reduction) that might otherwise have been available under the Code of Virginia or the Ordinances of Loudoun County, and Developer acknowledges that Developer has been granted hereby, and shall be deemed to have been granted hereby, the maximum bond reduction available by law, and that no release of this security, partial or full, shall be requested or granted until this Agreement has been completely performed, including, if applicable, the acceptance of streets by VDOT; and (b) Developer agrees that the acceptance of such reduced surety amount shall not preclude the Director from requiring at any time hereafter an increase in the amount of the surety pursuant to an Extension of this Agreement due to an increase in the costs of construction, deterioration or damage to the work or other factors.]

15. If the [Bond] [Letter of Credit] provided to the Board pursuant to the preceding paragraph becomes not an acceptable form of surety or security, whether as a result of the failure of the issuing [Bank] [Surety Company] to achieve the rating required by the Board's duly adopted Bonding Policy or as a result of any other failure of such [Bond] [Letter of Credit] to satisfy any of the other criteria established by said Bonding Policy for acceptable forms of

surety or security, then the Developer shall, upon request of the Director of Building and Development, promptly provide a substitute surety or security satisfactory to the Board. Failure of the Developer to furnish such substitute surety or security within sixty (60) days after the Director mails such request to the Developer by certified mail with return receipt requested shall constitute a default and a failure to perform in accordance with this Agreement and a failure to discharge its obligations under this Agreement, such that the Board may, thereafter, without further notice, call upon such [Bond] [Letter of Credit] for payment in accordance therewith.

The undersigned warrants that this Agreement is made and executed pursuant to authority properly granted by the [partnership agreement] [charter, bylaws and action of the Board of Directors] [articles of organization, operating agreement or majority vote of the members] of the Developer.

IN WITNESS WHEREOF, the Developer has caused its name and seal to be affixed hereto, by _____, its duly authorized representative.
 [PRINT NAME OF PERSON SIGNING FOR DEVELOPER]

[SIGNATURES BEGIN ON FOLLOWING PAGE]

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Developer: _____
[TYPE OR PRINT NAME OF DEVELOPER]

By: _____ (SEAL)
[SIGNATURE]

Title: _____
[TYPE OR PRINT]

COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that _____ as _____ of _____, whose name is signed to the foregoing Agreement, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this ____ day of _____, 20____.

My commission expires: _____
Registration Number: _____

Notary Public

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IN WITNESS WHEREOF, the County has caused this Agreement to be executed, under seal, in its behalf, and its seal affixed.

APPROVED AS TO FORM:

THE BOARD OF SUPERVISORS OF
LOUDOUN COUNTY, VIRGINIA

Assistant County Attorney

By: _____(SEAL)

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that _____ as _____, on behalf of the BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, whose name is signed to the foregoing Agreement, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this ____ day of _____, 20____.

My commission expires: _____

Registration Number: _____

Notary Public